



**A Deed Restricted Community  
Fawn Ridge Homeowners  
Association, Inc.**

C/O New Gauge Property Management  
101-11928 Sheldon Road  
Tampa, FL 33626  
Phone: 813-922-1339  
Mike Castro – Property Manager  
m.castro@newgaugeproperties.com  
*A Non-Profit Corporation  
For The Homeowners Of The  
Fawn Ridge Housing Community  
Located In Citrus Park, Florida*

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**2021 BOARD OF DIRECTORS**

**PRESIDENT**

Jim Desmond

**VICE PRESIDENT**

Greg Smith

**SECRETARY**

Denise Acevedo

**COMMITTEE CHAIRPERSONS**

**Architectural**

**Social Committee**

Vacant

**Neighborhood Watch**

Richard Cortez

**Nominating**

TBD

Directors' Email

[boardofdirectors@fawnridge.org](mailto:boardofdirectors@fawnridge.org)

**DATE:** Nov 10<sup>th</sup> , 2021

**TIME:** 7:00 PM EST

**LOCATION:** New Gauge Properties, 101-11928 Sheldon Rd.  
Tampa, FL 33626  
Zoom Meeting: [Http://Bit.ly/frm1015](http://bit.ly/frm1015)

1. **Call to order:** 7:00 PM EST
2. **Roll Call:** Officers
3. **General Discussion:**
  - i. *Disclaimer on Role of Attendees & Process*
    1. *Meeting Participation Policy 8.21.20*
    - ii. *Open floor limited to 3 minutes per speaker*
4. **Approval of Meeting Minutes:**
  - A. Oct 13<sup>th</sup>, 2021 Meeting
5. **Unfinished Business**
  - A. Citrus Park Drive Extension
    - i. *Updates and developments with county*
    - ii. *Monument Quotes & Reader Board*
  - B. Bank RFP
  - C. Food Drive
  - D. Budget & General Meeting Finalization
  - E. Clarification on Fining Limits
6. **New Business**
  - A. Budget for 2022
7. **Ongoing Business**
  - A. Community Maintenance
    - Community Wall Maintenance Status*
    - Other Maintenance*
    - Study on best approach to managing walls*
  - B. Violations
    - New Violation Statistics*
    - Neighborhood Assessments*
    - Recommendations for Escalation & Fining*
  - C. Ongoing Decision Ratification
8. **Reports:** Limited to (4) four minutes each.
  - A. Treasurer – M. Castro
  - B. Architectural Committee – M. Castro
  - C. Neighborhood Watch Committee
  - D. Property Manager – M. Castro
    - Violation Report and Escalation Approvals*
    - Delinquent Report*
    - Legal Items*
    - Other Homeowner / Community Issues*
9. **Next Meeting:** Dec 8<sup>th</sup> , 2021
10. **Adjournment**

**Fawn Ridge Maintenance Association**  
**Board Of Directors – Minutes**  
**November 10, 2021 - Virtual Meeting**

**I. CALL TO ORDER**

Vice President, Greg Smith @ 7:05 pm

**II. ROLL CALL OF OFFICERS**

Present: Jim Desmond, Denise Acevedo, Greg Smith & Mike Castro, Property Manager

**III. GENERAL DISCUSSION**

Resident, Grace discussed parking issues on Hampden/Fawn Ridge Blvd. Traffic flow problem due to cars parked as resident turn the corner onto Hampden from Fawn Ridge Blvd.

G Smith reminded those in attendance and to be noted (website & newsletter) the issue is county controlled and suggested a reminder be sent in the Annual Notice.

Resident, Donna - reported Lift Station (near park) on Exposition is leaking

The issue has been reported to Public Utilities/Public Works.

Resident, Susan B – reported sidewalk behind the ER is cracked. Cracked sidewalk is on the punch list with Hillsborough County and Prince Construction

Resident & Neighborhood Watch Chair – mentioned no Neighborhood Watch signs in FR

**IV. APPROVAL – Minutes for October 2021**

1<sup>st</sup> J Desmond 2<sup>nd</sup> G Smith

**V. UNFINISHED BUSINESS**

1. Citrus Park Drive Extension(CPDE) – Funding of the Front Entry Sign; Hillsborough County has requested line items and receipts when work is completed.
2. Berm on the east side of FR BLVD is higher

**VI. NEW BUSINESS**

1. Jim Desmond presented front entrance signs designs from Creative Sign Designs
2. Randy Murphy suggested a community vote to select a front entrance sign design
3. Food Drive for Metropolitan Ministries will be held in the FR Park November 13 @ 12:30pm
  - a. Flyers to be delivered to each home
4. Budget & General Meeting – December 6<sup>th</sup>, 2021 @ 7pm Messiah Lutheran Church (14920 Hutchinson Rd.)
  - a. 2<sup>nd</sup> Notice of Budget/General Meeting to be mailed by the week of November 15<sup>th</sup>
  - b. Clarification on fining limits
  - c. Motion to submit fining changes to the membership to adopt - 1<sup>st</sup> G Smith 2<sup>nd</sup> D Acevedo
  - d. Members to receive a PROXY regarding fining changes

## **VII. ONGOING BUSINESS**

### **1. Community Wall Maintenance**

- a. Additional signatures received for wall easement
- b. 3 quotes received for community wall maintenance
- c. Tree Study –determine arborist to use
  1. How many trees
  2. Determine unhealthy and damaging trees
  3. Identify and best strategy to correct damaging trees (root pruning or remove)

### **2. Violations**

- 27 initialed new
- 22 closed
- 23 Pressure wash sidewalks
- 23 to the fining committee motion by G Smith 2<sup>nd</sup> by J Desmond

## **VIII. REPORTS**

### **1. Architectural Committee**

- 16 new submittals for architectural changes
- One home approved and painted outside the official paint palette.
- Per HOA Attorney, in writing stated to be in compliance, must follow the approved color palette.
- HOA to pay for trim color change Motion by D Acevedo, 2<sup>nd</sup> by J Desmond
- Neighborhood Watch – need to order Neighborhood Watch signs

#### Florida Highway Patrol (FHP)

- 26 tickets
- 24 warnings
- 8 faulty equipment

**IX. BOD Next meeting** – January 12th @ 7 pm (virtual)  
Annual Meeting for residents – December 6th

**X. AJOURN:** 9:04 pm J Desmond 2<sup>nd</sup> G Smith